

UNITS 8, 10, 11 & 12 WEDGWOOD GATE

Wedgwood Way
Stevenage
Hertfordshire
SG1 4QB



**SHORT TERM LETS AVAILABLE ON FLEXIBLE
ARRANGEMENTS**

PRODUCTION/STORAGE UNITS

1,420 – 4,287 SQ FT (131 - 398 SQ M)

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Location

The units are situated on a small industrial/warehouse development in the commercial and business area of Pin Green, close to the north-eastern outskirts of the town. Access to both Junctions 7 & 8 of the A1(M) are within approximately 2.5 miles by mainly dual carriageway. This in turn, provides access to the M25 in the south and the A14, M1, M6 and east coast ports in the north. Stevenage Railway Station provides regular services to London Kings Cross, approximately 23 minutes journey time.

Description

The properties are constructed from brick externally with internal block walls. The units have their own enclosed yards areas with double palisade gates and forecourt parking and are located at the mid-end of a terrace. They are available individually or combined. The units benefit from new roofs.

Accommodation

The gross internal floor area of each unit is as follows:

Unit 8	1,425 sq ft	132 sq m
Unit 10	1,430 sq ft	133 sq m
Unit 11	1,437 sq ft	133 sq m
Unit 12	1,420 sq ft	131.59 sq m
Total	5,712 sq ft	529 sq m

Features

Each unit benefits from:

- Three phase power supply
- Minimum eaves height approximately 10' 6" (3.2m)
- Maximum eaves height approximately 14' 3" (4.3m)
- Roller shutter loading doors
- Forecourt loading and parking
- New insulated roofs
- Flexible short-term lets available
- WC facilities

Tenure

Available on short-term lets on flexible arrangements.

Rental

£22,750 per annum, exclusive, per unit.

Service Charge

The cost for respective service charges for the current period is approximately as follows:

Unit 8 - £762.96, plus VAT
Unit 10 - £757.18, plus VAT
Unit 11 - £760.07, plus VAT
Unit 12 - £760.07, plus VAT

This is for the upkeep of the common parts to the estate.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the ratable values are as follows: -

Unit 8 - £22,250
Units 10 & 11 - £34,000
Unit 12 - £19,500

The UBR for 2026/27 is 43.2 p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The properties have the following Asset Ratings, and the respective EPCs are available on request.

Unit 8 - C-58
Unit 10 - C-64
Unit 11 - C-75
Unit 12 - C-70

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

